



Tucked away in a convenient location with just two similar properties, this unusual home offers comfortable and versatile accommodation with garage, parking and private enclosed gardens.

24 River Valley Road | Chudleigh Knighton | TQ13 0HP





PROPERTY TYPE

Link Detached House



SIZE

783 sq ft



LOCATION

Village



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage and Driveway



OUTSIDE SPACE

Garden



EPC RATING

71 C



COUNCIL TAX BAND

C



### in a nutshell...

- Dual aspect Sitting Room with Vaulted Ceiling
- Dining Room
- Cloakroom
- Single Bedrom or Study on ground floor
- 2 Double Bedrooms on first floor
- Family Bathroom
- Private, landscaped Garden
- Garage and Parking









## the details...

Access into an entrance with doors to garage, rear garden and into the entrance hallway. On the ground floor is a cloakroom with hand basin and w.c., and a bedroom which is currently used as a study. The kitchen is fitted with a range of wood fronted base and wall units with worktops over, incorporating an inset sink and mixer tap, gas hob and oven under. There are spaces for washing and dishwasher, a window to the rear garden and a glazed panel into the dining room. The dining room is dual aspect with windows to the front and side elevations and an archway leads through into the sitting room. This room is dual aspect with windows to the rear and side and a high level glazed panel to the front. This is an impressive room with a vaulted wooden ceiling and patio doors out into the secluded rear garden.

On the first floor are two good sized double bedrooms, both being dual aspect and one having built in wardrobes and storage. Completing the accommodation is the family bathroom comprising panelled bath with mixer tap and shower attachment, w.c., large walk in shower and vanity unit housing hand basin.

Outside there is parking for several cars in front of the single garage. The gardens are to three sides of the property, the front being lawn with access to the rear. The rear garden has been landscaped to provide private seating areas, ideal for entertaining family and friends at those summer bar-be-cues and is planted with a profusion of plants and shrubs, make a tranquil setting for this home.

Tenure: Freehold

Council Tax Band – C

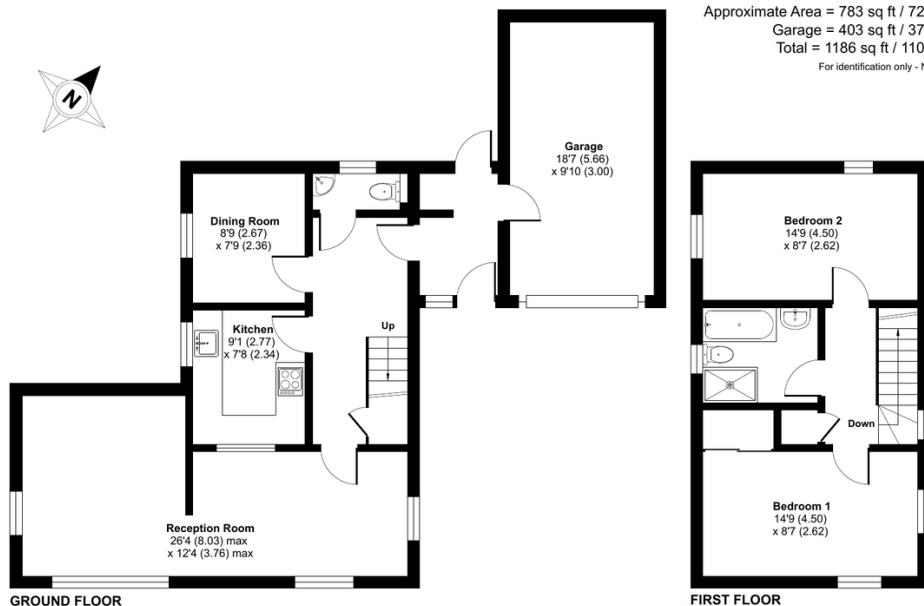
Services: Mains gas central heating, electricity, mains water and drainage

Broadband and Mobile Signal - Please visit <https://checker.ofcom.org.uk> for availability.



## River Valley Road, Chudleigh Knighton, Chudleigh, Newton Abbot, TQ13

Approximate Area = 783 sq ft / 72.7 sq m  
 Garage = 403 sq ft / 37.4 sq m  
 Total = 1186 sq ft / 110.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashlions Complete (Complete Property). REF: 1137636



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## the location...

Chudleigh Knighton is located just off the A38 Devon Expressway, linking the cities of Exeter and Plymouth. The village itself offers a primary school and public house. Bovey Tracey and Chudleigh are only approximately 3 miles away with their larger range of shops, doctors surgeries, bank and recreational facilities. The M5 is approximately 9 miles away. For the weekends, a short drive will take you to Teignmouth and the coast, or to the many walks, tracks and outdoor adventure facilities of Haldon Forest and Dartmoor National Park.

## Shopping

Late night pint of milk: Chudleigh 2 miles

Village centre: 100 yards

Village shop: 0.2 mile

## Relaxing

Beach: Teignmouth 9 miles

Finlake leisure centre: 1.9 miles

Golf: Stover 2.5 miles

## Travel

Bus stop: Homelea 0.1 mile

Train station: Newton Abbot 5.5 miles

Main travel link: A38 1.1 miles

Airport: Exeter 16 miles

## Schools

Chudleigh Knighton Primary School: 0.3 mile

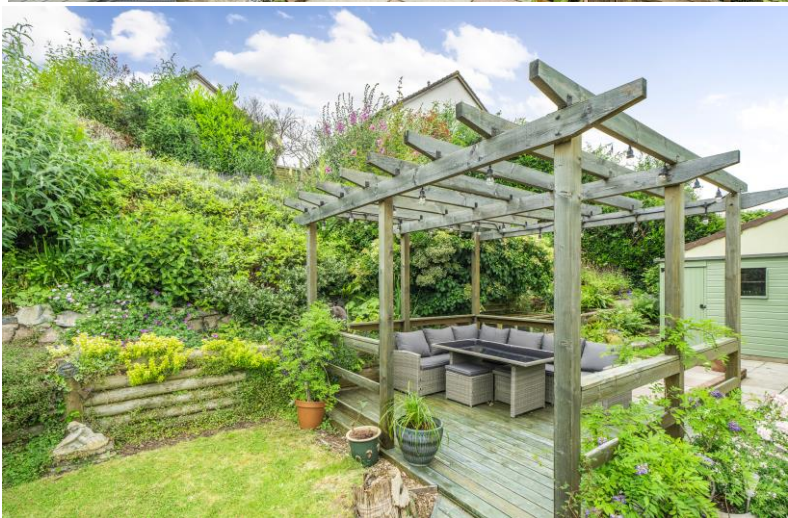
South Dartmoor Community College: 7.5 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 0HP**

## how to get there...

From Bovey Tracey take the B3344 into Chudleigh Knighton. At the road junction just past the Claycutters Arms, turn left and take the second turning on the right into River Valley Road. Continue down the hill and take the second turning on the right where the property can be found on the right.







Need a more complete picture? Get in touch with your local branch...

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